

MEMORANDUM

JUNE 7, 1984 - taken under
advisement
JUNE 20, 1984 - resubmitted

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED SECOND AMENDMENT TO THE DEVELOPMENT
PLAN FOR PLANNED DEVELOPMENT AREA NO. 11 -
ONE POST OFFICE SQUARE, PEARL, MILK, OLIVER,
AND FRANKLIN STREETS IN BOSTON PROPER

One Post Office Square Associates, successors to the Post Office Square Company, and Oliver Street Associates, successors to the Pearl Street Company, have submitted a proposed Second Amendment to the Development Plan for Planned Development Area No. 11, initially approved by the Authority on April 19, 1979 and amended on February 26, 1981. The PDA is bounded by Pearl, Milk, Oliver and Franklin Streets in Boston Proper.

The existing One Post Office Square project includes an office tower and integral parking garage, and the Hotel Meridien, a luxury hotel. The Second Amendment would add a two-story structure of sloping glass on the roof of the parking garage adjacent to the office building for expanded office space, and a swimming pool at the roof level above the kitchen at the Hotel Meridien.

The overall floor area ratio would not be increased above the maximum 14.6 permitted by the original Development Plan, but the F.A.R. of the office building lot would be increased from 21.6 to 21.97, requiring an exception to the Zoning Code. The height of the garage structure will be increased from 85 feet to 115 feet, for a portion of the roof area, which will not require a zoning exception.

The staff has reviewed the proposed changes and find that they are in compliance with plans for this neighborhood and general plans for the city as a whole.

I recommend that the Authority adopt the attached Second Amendment to Planned Development Area No. 11.

VOTED: That in connection with a proposed Second Amendment to the Development Plan for Planned Development Area No. 11 for land bounded by Pearl, Franklin, Oliver and Milk Streets, Boston Proper, presented at a public hearing duly held in the Board Room of the Authority on June 7, 1984, the Boston Redevelopment Authority hereby approves said amendment to the Development Plan, originally approved on April 19, 1979 and amended February 26, 1981. Said amendment (1) adds two floors of office space, approximately 23,750 square feet, to the garage structures, and increases the garage structure from 85 feet to 115 feet; (2) provides a revised calculation for floor area ratio by changing the floor area ratio of the office building/garage

lot from 21.40 to 21.97 and changing the floor area ratio of the overall PDA from 13.92 to 14.27; and (3) adds a swimming pool to the roof level of the Hotel Meridien. Said Second Amendment is embodied in a written document entitled "Second Amendment to the Development Plan for Planned Development Area No. 11, One Post Office Square" dated June 7, 1984 and in plans listed in Exhibit C of said document. Said document and plans shall be on file in the offices of the Director of Zoning of the Authority; and further

VOTED: That in reference to the Second Amendment to the Development Plan for Planned Development Area No. 11, the Director is authorized to petition the Zoning Commission for its approval of said Amendment; to certify that plans submitted to the Building Commissioner in connection with Planned Development Area No. 11 are in conformity with said Development Plan as amended; and to sign an amendment to the Cooperation Agreement for Planned Development Area No. 11; and further

VOTED: That in reference to the petition to be filed with the Board of Appeal by One Post Office Square Associates for floor area ratio exceptions as listed in the Second Amendment to the Development Plan for Planned Development Area No. 11, approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have approved said Amendment, and provided that final plans are submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan as amended; and further

VOTED: That the Boston Redevelopment Authority finds that said Development Plan, as amended, conforms to the general plan for the City as a whole and that nothing in said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare.

Boston Redevelopment Authority

June 7, 1984

Second Amendment to Development Plan For Planned Development Area No. 11
One Post Office Square
Pearl, Milk, Oliver and Franklin Streets
Boston Proper

Developer: One Post Office Square Associates (formerly Post Office Square Company) as developer of the office building/garage addition, and Oliver Street Associates (formerly Pearl Street Company) as developer of the hotel element.

Architects: Jung/Brannen Associates, Inc., Boston

Original Planned Development Area and First Amendment:

The Development Plan for One Post Office Square Planned Development Area No. 11 was approved by the Boston Redevelopment Authority on April 19, 1979 and amended on February 26, 1981. The approved and amended Development Plan called for construction of an office tower and integral parking garage on Lot "O" of the Planned Development Area (PDA) bounded by Pearl, Milk and Oliver and Franklin Streets. The remainder of the site, Lot "H", is occupied by the landmark former headquarters building of the Federal Reserve Bank of Boston which has been converted into a first-class luxury hotel, the Hotel Meridien. Exhibit A attached hereto includes a site plan of the project. The entire One Post Office Square project has been completed in accordance with the approved Development Plan, as amended.

Proposed Second Amendment:

The proposed Second Amendment to the Development Plan would permit the construction of a structure of two stories of sloping glass on the roof of the parking garage adjacent to the office building for expanded office space and the construction of a swimming pool at the roof level above the kitchen at the Hotel Meridien. The glass windowwall construction and the architectural massing of the proposed addition to the parking garage will be substantially similar to that of the mansard roofs of the office building and hotel and will serve to architecturally integrate the buildings into a single complex. The increased office space is intended to accommodate the expansion needs of a major tenant in the office building and

Location and Appearance of Structures:

A two-level roof structure of sloping glass windowwall construction shall be constructed on the roof of the parking garage adjacent to the office building. An enclosed swimming pool may be constructed within the exterior lightwell at the roof above the kitchen adjacent to the atrium skylight at the Hotel Meridien. A site plan for the location and appearance of the parking garage addition and swimming pool addition shall be substantially as shown by the schematic drawings prepared by Jung/Brannen Associates, Inc., listed in Exhibit B attached hereto.

The allowable height of the parking garage adjacent to the office building shall be increased from a maximum of eighty-five (85) feet (exclusive of appurtenances) to a maximum of one-hundred fifteen (115) feet (exclusive of appurtenances), measures from the mean elevation of abutting sidewalks.

Density:

A revised schedule of project areas and revised floor area ratio calculations are included in Exhibit C attached hereto. The revised calculations include the roof structure to be added to the parking garage and the swimming pool structure to be added to the Hotel.

The maximum permitted floor area ratio for the overall Planned Development Area is 14.6. The maximum F.A.R. for the office building/garage portion of the PDA, Lot "O", is 21.6. The F.A.R. for the office building/garage shall be changed by this Second Amendment from 21.40 to 21.97, and therefore require a zoning exception. The F.A.R. of the Hotel lot shall remain unchanged. The F.A.R. for the entire Planned Development Area No. 11 would change from 13.92 to 14.27, and remain within the permitted F.A.R., requiring no exception.

Proposed Dimensions of Structures:

The dimensions of the parking garage adjacent to the office building and the hotel shall be substantially as shown in the schematic drawings listed in Exhibit C attached hereto.

Proposed Building Elevations:

The elevations of the parking garage adjacent to the office building shall be substantially as shown in the schematic drawings listed in Exhibit B attached hereto. The height of the parking garage will increase from 85 feet to 115 feet. The height of the Hotel will not be changed.

Exterior Building Material:

The exterior materials of the parking garage addition adjacent to the office building shall include a vertical bank of precast concrete at the base of the sloping glass wall, with the sloping wall to be constructed of vision and spandrel glass in metal framing.

Exhibit B - List of Plans:

The schematic drawings listed in Exhibit C attached hereto shall be substituted for the original plans included in the Development Plan for Planned Development Area No. 11 where appropriate.

Exhibit C - Schedule of Project Area/FAR Computations:

The schedule of project areas and the revised FAR calculations included in Exhibit D attached hereto shall be amended to the original schedule of project areas and FAR calculations included in the Development Plan for Planned Development Area No. 11 previously amended.

Zoning:

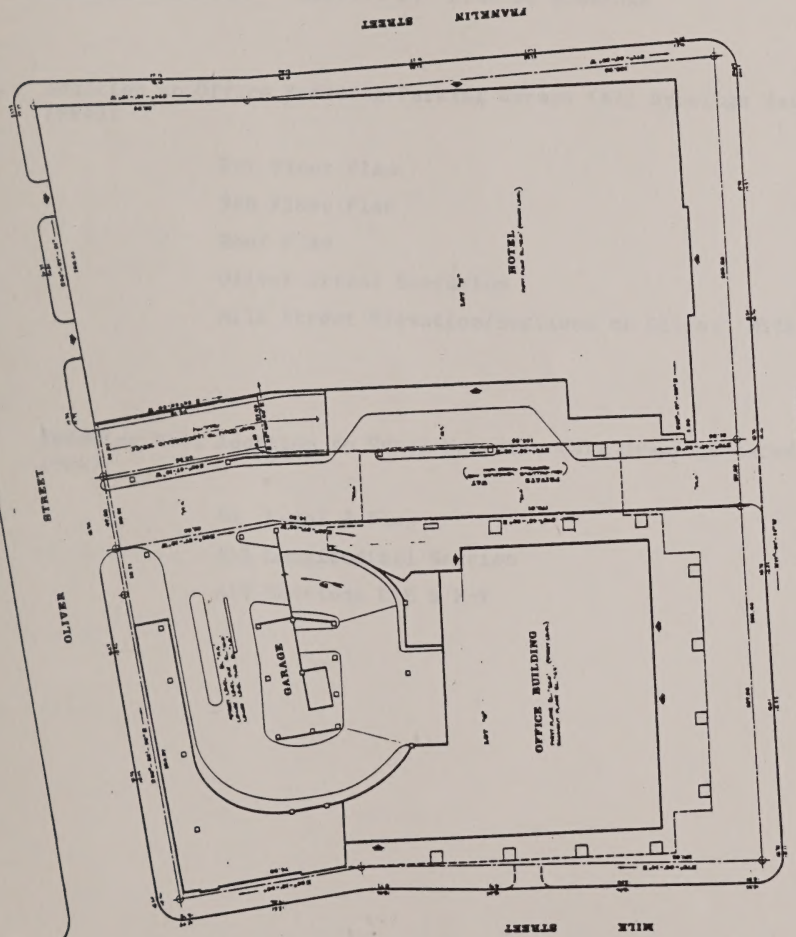
Post Office Square is located in a B-10D Zoning District.

The maximum permitted floor area ratio for the overall PDA No. 11 is 14.6. The maximum F.A.R. for Lot "O", the office building/garage portion of the PDA is 21.6.

An exception from the Boston Zoning Code shall be required for an increase in the F.A.R. for the office building/garage portion of PDA No. 11, from 21.40 to 21.97. This increase in F.A.R. for Lot "O" would increase the F.A.R. for the entire PDA from 13.92 to 14.27, which increase would not require a zoning exception.

No exception will be required for setback of parapet for the two-story parking garage addition.

EXHIBIT A



PROJECT NO. _____ SHEET NO. _____		MASTER SITE PLAN	
ONE POST OFFICE SQUARE OFFICE BUILDING		SCALE: 1" = 100'	
PREPARED BY: _____ CHECKED BY: _____ DATE: _____		DRAWN BY: _____ DATE: _____	
PROJECT LOCATION: _____ PROJECT DESCRIPTION: _____ CLIENT: _____ ARCHITECT: _____ ENGINEER: _____ SURVEYOR: _____ PLANNING: _____ LANDSCAPE: _____ OTHER: _____		PROJECT NO. _____ SHEET NO. _____	

BOSTON REDEVELOPMENT AUTHORITY

June 7, 1984

Second Amendment to Development Plan for Planned Development Area No. 11
One Post Office Square

Exhibit B: List of Drawings

A. Addition to Office Building/Parking Garage (All drawings dated March 12, 1984):

8th Floor Plan

9th Floor Plan

Roof Plan

Oliver Street Elevation

Milk Street Elevation/Sections on Oliver, Milk Streets

B. Swimming Pool Addition to Hotel Meridien (All drawings dated May 1, 1984):

A6 Level 3 Plan

A18 Longitudinal Section

A19 Sections E-E & F-F

BOSTON REDEVELOPMENT AUTHORITY

June 7, 1984

Second Amendment to Development Plan for Planned Development Area No. 11
One Post Office Square

Exhibit C: Schedule of Project Areas/FAR Computations

	Gross Floor Area in SF	Gross Floor Area Exclusions in SF	Gross Floor Area for F.A.R. Purposes (SF)
A. <u>Office Building/Parking Garage</u>			
1. Areas per First Amendment:			
Office Tower:	793,900	67,700	726,200
Garage:	<u>159,400</u>	<u>1,400</u>	<u>158,000</u>
TOTALS	953,300	69,100	884,200
2. Additional Areas per Second Amendment:			
8th Floor	13,050	350	12,700
9th Floor	<u>11,050</u>	<u>--</u>	<u>11,050</u>
TOTALS	24,100	350	23,750
3. Revised Total Areas:	977,400	69,450	907,950
B. <u>Hotel Meridien</u>			
1. Areas per First Amendment:	206,100	7,600	198,500
2. Added Area @ Swimming Pool:	4,000	400	3,600
3. Revised Total Areas:	210,100	8,000	202,100
C. <u>Total Project Areas:</u>	<u>1,187,500</u>	<u>77,450</u>	<u>1,110,050</u>
D. <u>Lot Areas (SF):</u>			
Lot "O" (Office Bldg./Garage):		41,326	
Lot "H" (Hotel Meridien):		<u>36,465</u>	
TOTAL PDA Parcel		77,791	
E. <u>Revised FAR Calculations:</u>			
1. Total PDA Parcel:		$\frac{1,110,050}{77,791} = 14.27$	
2. Lot "O" Only:		$\frac{907,950}{41,326} = 21.97$	